

Development Plan Review Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

PROJECT & PLAN INFORMATION:

<input checked="" type="checkbox"/> Preliminary Subdivision Plat (PSP)	<input type="checkbox"/> Site Development Plan (SDP)
<input type="checkbox"/> Construction Infrastructure Drawings (CID)	<input type="checkbox"/> Final Subdivision Plat (FSP)
Submittal #: <input type="checkbox"/> Original <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> Other _____ OR <input type="checkbox"/> Revision to Previously Approved (_____) If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.	
Legal Description (Book of Maps if platted, or Register of Deeds Bk/Pg if not): BM1985 PG 1807	
Proposed Project Name: Rolesville Road Mixed Use	Site Address: 1216 Rolesville Road
PIN(s) or REID(s): 1768-33-7689	Site Area (in acres): 11.78
Associated Previous Case Number(s):	Current Use(s): Vacant
Zoning District(s): Neighborhood Center Conditional Zoning (MA 22-05)	Zoning and/or Watershed Overlay(s):
Proposed # of New Lots (Residential or Nonresidential): 69	Proposed Residential Dwelling Units: 68 Proposed Residential Density: 6.9 u/a
<u>Summary Description of Proposed Use / Project:</u> Rolesville Road Mixed Use is a subdivision located at 1216 Rolesville Road in Rolesville. The existing site is vacant and mostly wooded areas. The proposed subdivision includes 68 townhomes lots, and one lot for future commercial use. The future commercial lot is accounted for in the stormwater calculations and is treated by the proposed SCM. Proposed impervious areas include the proposed townhomes, driveways, patios, and the proposed sidewalk, roadways and trail. The future commercial parcel was assumed to be 80% impervious area (41,417 sf of impervious area).	

APPLICATION REQUIREMENTS

Application shall include the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the Case Planner and/or may be provided by the applicant.

<input checked="" type="checkbox"/> Completed Application & Specific application checklist .	<input checked="" type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner
<input checked="" type="checkbox"/> PDF's (Flattened, < than 100MB) of any/all documents	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).
<input checked="" type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input checked="" type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc.
<input type="checkbox"/> <i>Note: INVOICE issued for the application fee payment during the completeness check or following application review.</i>	<input checked="" type="checkbox"/> Traffic Impact Analysis, ITE Traffic Generation Letter, or Letter/Email from Planning staff confirming one is <u>not</u> required

Financially Responsible Party OPTIMAL DEVELOPMENT LLC

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 924 EVENING SNOW ST City/State/Zip WAKE FOREST NC 27587-3968

Phone 610-295-3699 Email Shaar@myoptimalequity.com

Property Owner OPTIMAL DEVELOPMENT LLC (if more than 1 use separate sheet)

Mailing Address 924 EVENING SNOW ST City/State/Zip WAKE FOREST NC 27587-3968

Phone 610-295-3699 Email Shaar@myoptimalequity.com

Applicant / Engineer / Architect / Attorney / Agents

Name: Jon Frazier Phone: 919-610-1051 Email: jfrazier@flmengineering.com

Name: _____ Phone: _____ Email: _____

Name: _____ Phone: _____ Email: _____

Name: _____ Phone: _____ Email: _____

Primary Point of Contact: Owner Applicant Engineer/Architect Registered Agent/Attorney